

WOODS POA BOARD MEETING

Crutcher and Hartley Team REMAX Board Room

3225 University Blvd. – Tyler, Texas

January 19, 2023

Meeting Minutes

I. Directors Present:

Owen Sanderson, Melinda Weedon, Sara Back, Tonya Wheat, Mark Dahlgren, Joe Williams

Absent: Candy Carroll

Households Present:

2 households and 2 total members attended the meeting.

A copy of the sign-in sheet is attached.

II. Call to Order:

President Owen Sanderson at 6:05 PM

III. Secretary's Report: (Tonya Wheat):

The meeting minutes of November 10, 2022, regular board meeting were provided via email to board members for review prior to the meeting. Without objection, the previous meeting minutes were approved as presented.

IV. Treasurer's Report (Sara Back):

Mrs. Back presented the Treasurer's Report and the association financials through Dec. 31, 2022; A copy is attached to the minutes. As part of her report, Mrs. Back presented a proposed delinquent dues policy (details of which are provided in her attached report). In summary, due to the fact that membership already receives two statements at 3 & 6 months that show their delinquencies, and the fact that the bookkeeper records show 99% of membership catches up by 9 months with no board action, Mrs. Back proposed the WPOA BOD send an official notice to the 1-2 members delinquent at 9 months, alerting them they'd be in jeopardy of legal fees and a lien at 12 months if no contact and no payment. There was no consensus on this recommendation by the BOD. The proposal was tabled and Mrs. Back agreed to submit another proposal via email prior to the March meeting.

V. Lake and Common Grounds (Joe Williams):

Mr. Williams presented the Lake & Common Grounds Report; A copy is attached to the minutes. Mr. Williams provided an update on the progress of getting the pump house winterized. Mr. Sanderson asked Mr. Williams to conduct a test of all the sprinkler systems once the fiber utility installation was complete so we can identify possible damage the contractor would be responsible for.

VI. Recreation Facilities & Security (Mark Dahlgren):

Mr. Dahlgren the Recreation Facilities & Security Report; A copy is attached to the minutes. In the report, Mr. Dahlgren noted even though the board took measures to prevent damage during the December freeze, the pressure values on the pool pumped crack. East Texas Pool Service came out and fixed the value.

VII. Architectural Control (Melinda Weedon):

Mrs. Weedon provided an update on the Architectural Control request; a copy of her report is attached to these minutes. As a part of her report, Mrs. Weedon notes a board email vote for the approval of exterior finishes for the new construction at 3706 Lake Vista. The email vote was taken on December 29th. The submission was approved by a vote of 5-0-2, with Mrs. Wheat, and Ms. Carrol abstaining.

VIII. Social Activities Report (VP Candy Carroll):

The board was informed via email from Mr. Sanderson prior to the meeting that Ms. Carroll had submitted her resignation. The Board formally accepted her resignation and wants to thank Ms. Carroll for her service.

IX. Old Business:

Mr. Sanderson reported that he and Mrs. Back met with Mr. Kevin Giddens, a member of the Boyd Boyd and Giddens Law firm, on Thursday, January 19th, 2023. Mr. Giddens was recommended by Mrs. Back to represent the association and provide legal counsel. During the consultation, the following items were discussed:

- Temporary Work Space Easement requested by the City of Tyler
- The current Association's Covenants and By-Laws. Can the Board issue "Bulletins" as described in Section 14, paragraph 4 of the covenants.
- The current easement agreement the Woods POA has with Rosewood Senior living.

Mr. Sanderson commented that he believes Mr. Giddens would serve the association well if the Board selected him for legal representation. Mr. Sanderson expressed that his one concern was Mr. Price had consulted with Mr. Giddens during the settlement agreement between the Prices and the Woods POA. Mr. Giddens noted that as long as both parties agreed to a no-conflict clause, he could effectively represent both Mr. Price and Board.

During the November 10th, 2022, Board Meeting Mr. Sanderson handed out a proposed DRAFT Architectural Review Bulletin and asked the Board of Directors to review it so it could be discussed at the following Board Meeting. Mr. Sanderson opened the floor up for discussion, which included the legal opinion of Mr. Giddens' provided during the meeting noted above. Mr. Giddens acknowledged that the Board was trying to get ahead of a growing trend by preparing a bulletin on solar panels and that the association's covenants allow for the board to issue Bulletins. Mr. Giddens also acknowledged that the bulletin quotes the state code in some aspects and BOD preference in others. Mrs. Back requested the bulletin clarified that these are recommendations are not necessarily all laws, as some may misinterpret them if not clearly stated. Mr. Sanderson noted that the Bulletin states these are "Guidelines" for the ARC to follow when reviewing requests. Following the discussion, Mrs. Weedon motioned to adopt Architectural Control – Bulletin #1 Solar Panels, Mr. Dahlgren seconded the motion, the motion passed 5-1 with Mrs. Back objecting on the bases noted above. A copy of adopted Bulletin #1 is attached to these minutes.

X. New Business:

Mr. Sanderson was contacted on November 30th, 2020 by Mr. Steven Brand a land agent with Dixon Services serving the City of Tyler. The City of Tyler is working on a sewer repair project that will involve the Woods Property Owners Association. The tract of reference is the property the association owns by the north silt pond (north of Lake Forest Drive). The city of Tyler is asking for a Temporary Workspace Agreement to allow the reconstruction/repairs to be completed on the existing sewer line. The easement was reviewed by Mr. Giddens and he recommended certain language be removed that put unnecessary liability on the association. At the request of Mr. Sanderson, Mr. Brand revised the Agreement. The revised agreement was presented to the Board. Mr. William motioned to approve the Board to sign the agreement, Mrs. Weedon seconded the motion. The motion passed 6-0 as presented. A copy of the signed agreement is attached to these minutes.

Mr. Sanderson asked that each Director email a list of candidates for consideration in the replacement of Candy Carroll.

Mrs. Back presented the proposed 2023 budget. The 2023 budget will start on January 1st and continue through September 31, 2023 (9 Months). The Board previously voted to switch to a budget year as stipulated in the By-Laws. Starting on October 1st, 2023 the new board will present a 12-month budget for 2023-2024. The Board reviewed the proposed Budget line by line. The proposed budget was redlined. At the completion of the review, Mr. Sanderson motioned to adopt the redlined draft, Mr. Williams seconded the motion. The motion passed 6-0, as amended. Following the meeting Mrs. Back prepared the final budget and submitted it to the Board for Review. The final budget is attached to these minutes.

Mr. Sanderson provided an update regarding a meeting Mr. Jimmy Harris and Mr. Mike Groscup attended in Mr. Sanderson's absence. Councilman Westbrook (Storey Lake POA President), at the request of Dr. Andy Krouse (Director of Facilities Management for UT Tyler) invited all the HOA/POA Presidents in the Woods subdivision to attend a meeting. At the meeting, Dr. Krouse and councilman Westbrook discussed a TxDOT Grant and the proposed construction on the University Campus for 2023.

XI. Adjourned:

Without objection, the meeting was adjourned at 8:36 PM. The next board meeting is scheduled for March 9th, at 6:00 pm at the Crutcher and Hartley Team REMAX Board Room.

It should be noted that all reports and documents attached are for information and documentation purposes only and are not considered a formal action of the Board unless otherwise recorded in the minutes above.

Respectfully Submitted By:

Tonya Wheat

Woods POA Secretary

Prepared by:

Owen Sanderson

Woods POA President

Attachments

VP Reports

Adopted ACC Solar Panel Bulletin #1

Signed Workspace Agreement

Adopted 2023 Budget

Members Sign In Sheet

WPOA Treasurer Report – January 19, 2023 Board Meeting

Jobs Completed:

1. Paid county property taxes on WPOA 5 common ground properties.
2. Set up new accounts for new budget in attempt to more easily understand WPOA yearly expenditures
3. Met with ETBC to prepare 2022-2023 WPOA Budget and clean up 2022 books for CPA tax prep. ETBC will be making needed journal entries to help CPA and also preparing our tax 1099s to send out end of month. Edna advised we should have W 9s on all people we pay regularly. Does someone have this information already or should I start obtaining it this yr?
4. Attached December Profit/Loss and Balance Sheet (Last of 2021-2022 Board's Information)
5. Researched our WPOA issue with assessment delinquencies and discussed with WPOA bookkeeper Edna Swafford at East Texas Bean Counters. Attached information regarding voting on a protocol moving forward since at Oct meeting we agreed not to pursue delinquencies until a vote. (See attachment)

Special Concern: Our WPOA website has a "Delinquent Account" page with past WPOA Board's desired policies that this new board voted down at the October meeting. Who is the person who should take care of removing this information?

6. Obtained estimate from ETBC regarding sending our delinquency letters (attached). I recommend we do not spend the required funds at \$1,200.00 yr.

Jobs in Progress:

1. Lowering insurance rates on our community assets (\$4000) and board members (\$3100)

Questions for New Business:

1. Can we post original stamped, dated and recorded copy of covenants on website?
2. Regarding Covenant 14, Architectural Control Committee: paragraph three it states final plans are to be submitted in duplicate for approval or disapproval, one copy kept by board and marked approved or disapproved. Is this being done? We've been asked to vote on a few items without complete details so wanted to inquire. Also, the state of Mr. Price's situation with the board could have been circumvented if this had been done. Just want to ensure we're following the covenant protocol to better safeguard ourselves and our homeowners.
3. Nominations to help serve on board after Candy Carrol resignation:
Carol Price
Vicki Riggs
Gary White

Woods Property Owners Association Inc.

Balance Sheet

As of December 31, 2022

Accrual Basis

	Dec 31, 22	Nov 30, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Southside Bank - Checking	16,004.44	12,673.88	3,330.56
Challenge Reserve Account	21,864.94	21,247.32	617.62
Total Checking/Savings	37,869.38	33,921.20	3,948.18
Accounts Receivable			
Dues Receivable	7,764.60	10,271.50	(2,506.90)
Total Accounts Receivable	7,764.60	10,271.50	(2,506.90)
Total Current Assets	45,633.98	44,192.70	1,441.28
Fixed Assets			
Common Areas	999.89	999.89	0.00
Fencing	12,325.00	12,325.00	0.00
Irrigation System	23,200.00	23,200.00	0.00
Picnic Tables	4,383.46	4,383.46	0.00
Silt Pond	50,882.23	50,882.23	0.00
Swimming Pool/Bath House	45,000.00	45,000.00	0.00
Tennis Courts	30,000.00	30,000.00	0.00
Total Fixed Assets	166,790.58	166,790.58	0.00
TOTAL ASSETS	212,424.56	210,983.28	1,441.28
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Playground Funds Payable	2,053.81	2,053.81	0.00
Prepaid Dues	10,421.65	15,523.55	(5,101.90)
Prepaid Expenses by Rosewood	20,000.00	20,000.00	0.00
Total Other Current Liabilities	32,475.46	37,577.36	(5,101.90)
Total Current Liabilities	32,475.46	37,577.36	(5,101.90)
Total Liabilities	32,475.46	37,577.36	(5,101.90)
Equity			
Net Assets	223,469.82	223,469.82	0.00
Net Income	(43,520.72)	(50,063.90)	6,543.18
Total Equity	179,949.10	173,405.92	6,543.18
TOTAL LIABILITIES & EQUITY	212,424.56	210,983.28	1,441.28

Woods Property Owners Association Inc.
Profit & Loss Budget Performance

December 2022

Cash Basis

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Dues and Assessments	8,166.90	8,915.00	(748.10)	103,588.75	106,980.00	(3,391.25)	106,980.00
Discounts Granted	(33.00)			(1,933.00)			
Transaction Fees	0.00			650.00			
Interest Income	11.37	7.15	4.22	27.87	22.55	5.32	22.55
Finance Charges	0.00			14.18			
Keys	0.00			200.00			
Total Income	8,145.27	8,922.15	(776.88)	102,547.80	107,002.55	(4,454.75)	107,002.55
Expense							
DEPARTMENTS							
Architectural Control							
Architectural Control	0.00	0.00	0.00	67.05	1,565.00	(1,497.95)	1,565.00
By-Laws & Covenants							
AC Legal Fees	498.75			4,436.25			
Total Architectural Control	498.75	0.00	498.75	4,503.30	1,565.00	2,938.30	1,565.00
Lake & Common Grounds							
Pump House on Lake repair	0.00			1,224.87			
Dredging							
Dredging W Silt Pond	0.00			3,172.83			
Dredging - Other	0.00	0.00	0.00	48,250.00	55,000.00	(6,750.00)	55,000.00
Total Dredging	0.00	0.00	0.00	51,422.83	55,000.00	(3,577.17)	55,000.00
Electric	510.24			6,927.54			
Lawn Care	0.00			6,855.00			
Landscaping/Planting	0.00	2,585.00	(2,585.00)	25,642.89	28,920.00	(3,277.11)	28,920.00
Tree Removal	0.00	500.00	(500.00)	1,425.00	2,000.00	(575.00)	2,000.00
Seawall	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sprinkler System	0.00	0.00	0.00	2,125.98	625.00	1,500.98	625.00
Sprinkler System Repair	0.00			524.58			
General Maintenance	0.00	0.00	0.00	0.00	600.00	(600.00)	600.00
Spillway Repair	0.00	0.00	0.00	17,895.28	20,350.00	(2,454.72)	20,350.00
Total Lake & Common Grounds	510.24	3,085.00	(2,574.76)	114,043.97	107,495.00	6,548.97	107,495.00
Recreational Pool							
Fencing	0.00	0.00	0.00	0.00	1,100.00	(1,100.00)	1,100.00
General Maintenance	547.90	120.00	427.90	625.92	6,695.00	(6,069.08)	6,695.00
Treatment	163.00			6,249.55			
Total Recreational Pool	710.90	120.00	590.90	6,875.47	7,795.00	(919.53)	7,795.00
Recreational Tennis							
Court Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Recreational Tennis	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Playground							
Social Activities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Halloween	0.00			262.66			
Easter	0.00	200.00	(200.00)	78.03	1,250.00	(1,171.97)	1,250.00
4th of July	0.00			159.08			
Total Social Activities	0.00	200.00	(200.00)	499.77	1,250.00	(750.23)	1,250.00
Total DEPARTMENTS	1,719.89	3,405.00	(1,685.11)	125,922.51	118,105.00	7,817.51	118,105.00
OPERATIONS							
Bank Service Charges	70.30	60.00	10.30	551.90	720.00	(168.10)	720.00
Insurance Board Members	0.00			3,004.00			
Insurance Property	0.00	0.00	0.00	3,818.00	6,999.00	(3,181.00)	6,999.00
Office Supplies President	0.00	0.00	0.00	85.79	100.00	(14.21)	100.00
Office Supplies Treasurer	0.00			324.66			
Post Office Box	0.00			166.00			
Postage and Delivery	0.00	0.00	0.00	286.00	300.00	(14.00)	300.00
Printing and Reproduction	0.00	0.00	0.00	633.39	300.00	333.39	300.00
Professional Fees							
Bookkeeping	450.00	450.00	0.00	5,400.00	5,400.00	0.00	5,400.00
CPA	0.00			350.00			
Website	0.00	150.00	(150.00)	1,915.00	985.00	930.00	985.00
Professional Fees - Other	0.00	0.00	0.00	3,256.53	3,700.00	(443.47)	3,700.00
Total Professional Fees	450.00	600.00	(150.00)	10,921.53	10,085.00	836.53	10,085.00
Property Taxes	0.00	0.00	0.00	0.00	270.00	(270.00)	270.00
Annual Meeting	0.00	0.00	0.00	485.30	550.00	(64.70)	550.00
Total OPERATIONS	520.30	660.00	(139.70)	20,286.57	19,324.00	962.57	19,324.00
UTILITIES							
Electric	0.00	670.00	(670.00)	0.00	6,655.00	(6,655.00)	6,655.00
Water Acct Ending 6596	0.00	200.00	(200.00)	1,503.95	3,000.00	(1,496.05)	3,000.00
Water Acct Ending 6484	0.00			998.56			
Total UTILITIES	0.00	870.00	(870.00)	2,502.51	9,655.00	(7,152.49)	9,655.00
Total Expense	2,240.19	4,935.00	(2,694.81)	148,711.59	147,084.00	1,627.59	147,084.00
Net Ordinary Income	5,905.08	3,987.15	1,917.93	(46,163.79)	(40,081.45)	(6,082.34)	(40,081.45)
Net Income	5,905.08	3,987.15	1,917.93	(46,163.79)	(40,081.45)	(6,082.34)	(40,081.45)

DELINQUENT DUES POLICY TO BE VOTED ON AT JAN 2023 WPOA MEETING

In October, 2023, the new 2022-2023 WPOA Board voted down the "Delinquent Account Policy" that the preceding board intended to be used. We also agreed to hold off on any sort of delinquent notices until after we voted on a new policy.

My proposal as for our new delinquent dues policy is that I send late dues notices ONLY to homeowners who are 9 months past due (\$495) to alert them they will be turned over to an attorney at 12 months delinquent for collections and/or a property lien if they do not contact us and work out a payment plan. Legal fees will be included as part of a lien filing at a cost of approx. \$300.00.

(Proposed "Nine Month Delinquent Letter" from WPOA Board Treasurer is attached).

As part of our vote, I propose only one person, WPOA Treasurer, send certified letter and discontinue sending emails or any other form of contact to homeowners regarding late payments.

If it did become a problem later in the future that someone did not pay their dues for two or more years, we can revisit this issue and put another plan in place for collecting those funds rather than relying on a lien.

REASONING FOR SENDING ONLY A "NINE MONTH DELINQUENT LETTER":

ENERGY/TIME: Per my discussion with WPOA Bookkeeper, Edna Swafford at East Texas Bean Counters, many homeowners use their quarterly statement to pay their dues so it's a simple oversight not to pay until they receive their 3 month statements. Since the majority of late dues fall into this category and resolve on their own, we don't need to spend the time and energy here.

FEW OFFENDERS: End of year records for Dec. 31, 2022 showed 25 homeowners were late at 90 days (\$165), down to only 5 (2.9%) late at 6 months (\$330), and 2 (1.1%) at nine months (\$495). At twelve months, two remain late (\$660). I suggest simply notifying homeowners when in danger of being turned over for collections and/or an impending property lien.

COST: If we used a bookkeeper to send the letters, in addition to the \$6,900.00 we'll spend on this in 2023, it will cost an additional \$1,200.00 year for letters, bringing our bookkeeping costs to \$8,100.00. I can send the 9 months letters at no cost to the WPOA. I can contact our attorney to send the 12 mo. letter regarding a lien at a cost to the delinquent homeowner.

WOODS POA

Lakes and Common Grounds Report

January 19, 2023

1. Installed insulation inside the pump house so less heating is needed to prevent pipe freezing. Cleaned up some rather unsafe, fire hazard cluster of extension cords, power strips and heat lamps previously used. The single heater used is now plugged directly into a wall outlet and an industrial power strip was mounted on the wall for smaller items like sprinkler transformers etc. I have started covering the insulation with OSB board to protect it from the many wall leaning tools, ladder, spare boards, pipes, yard signs and other items stored in there. Will have that complete Saturday 1/21. Will also install a fan at the air intake to move air inside during the summer months because the insulation will act to hold heat in when it is hot again. Staying inside the \$600 budget to winterize the pump house.



2. Homeowner pointed out that one of the bench seating boards on the spillway bridge is split down the middle (about 7' long split) and needs to be replaced. I will repair that also on Saturday 1/21.
3. Suddenlink is now drilling for their fiber optic cables in the neighborhood and has already hit several common ground wires and irrigation pipes. If anyone sees any more leaks or ground damage not repaired, please call me. I don't know why these companies can't coordinate and share the same conduits!
4. Self closing devices will be installed on all the walking path gates around the lake in the next several weeks.
5. The fall flower plantings and some of the shrubs took a real beating in the recent 8 degree freeze. We are looking to replace shrubs and summer flowers in the spring.

Pool and Recreation Report

October 2022

- The pool was officially closed for the season and the cover was put on. Chemicals were added, a leak at the pump motor was fixed by Ron. He continued to check chemical levels throughout the winter months.



December 2022

- In preparation for the Freeze, our pool guy Ron was contacted to have the pool pump run continuously as to not freeze any pipes.
- The water was shut off to the restrooms and pool area and the water was drained out of the pipes.
- During the freeze, the pressure valve cracked and was spraying water into the air.
- East Texas Pool Service came out and fixed the valve.
- Water was turned on and there were no other pipes broken in the restrooms.
- Tennis courts received no damage.

Woods Home Owners Association

Architectural Control Report

Jan. 19, 2023

3706 Lake Vista Circle

Ping Hall presented exterior selections for their new home: paint, brick, stone and retaining wall. The Architectural Review Committee and the board (via email vote) approved the selections. (Copy of ARC Report attached for minutes.)

3111 Lake Vista Circle

Tisha Williams submitted a request to rebuild the deck on the back of their home that had been destroyed by a fallen tree. The Architectural Review Committee reviewed and confirmed the new deck will be in the same location and size as the prior one; due to that fact, no board vote was required. (Copy of ARC Report attached for minutes.)

3702 Pine Bluff Circle

Glenn and Carol Price's enclosed garage apartment and new garage updates:

Tool Room:

Per the city's requirement, the Prices have removed their tool room as it extended past city setback requirements.

Garage Apartment:

1. Corrections required by the city have been completed by licensed electricians and plumbers to bring the electrical and plumbing up to city code.
2. The City of Tyler Building Inspectors have issued approvals on both the electrical (1/17/23) and plumbing (1/29/23) for the garage apartment.
3. Per the city requirements, the stove has been removed and permanently covered with a cabinet and counter.
4. No rental of the garage apartment is permitted at any time or in any manner-- per city code for single family dwelling and per the settlement agreement.

New Two-Car Garage in Main Residence:

The Prices are waiting on the garage door to arrive to convert the space in the main residence into a two-car garage.

The deadline for the original settlement agreement with the Prices was Dec. 22, 2022. Though requirements set forth in the agreement were not fully completed by the original deadline, the Prices have been and are diligently working to finish and comply with the settlement requirements.

Attachment 1:

The Woods Property Owners Association

Architectural Review Committee

Proposed Project Review and Recommendation

Date Project Reviewed: 12/16/2022

Committee Members Present: Jason Barefield, Todd Glass

Proposed Project: Review proposed retaining wall, brick and exterior color choices.

Homeowner's Name: Butch Hall

Homeowner's Address: 3706 Lake Vista Circle, Tyler, TX

Does the proposed project follow the covenants? Yes

Additional comments:

Exterior Paint: SW 7008 – Alabaster

Brick: Meridian – Summer Ash

Stone: Austin White

Retaining Wall: Gray Luger

Front Door: Stained – Mahogany/Mission Oak

Homeowner produced acceptable material samples and color swatches.

Committee members walked the property to better understand the layout and concerns were raised about retaining wall (7 ft) potentially blocking view of the lake and will be passed on to engineering firm to assure compliance. Based on our review, the ARC APPROVES the project.

Attachment 2:

The Woods Property Owners Association

Architectural Review Committee

Proposed Project Review and Recommendation

Date Project Reviewed: 12/21/2022

Committee Members Present: Jason Barefield

Proposed Project: Replaced damaged deck and lower deck

Homeowner's Name: Tisha Williams

Homeowner's Address: 3111 Lake Vista Circle, Tyler, TX

Does the proposed project follow the covenants? Yes

Additional comments:

Homeowner submitted acceptable design plans and materials to be used.

Committee members walked the property and confirmed plans had the same dimensions as the current decks (upper and lower) being replaced. Based on our review, the ARC APPROVES the project.

WOODS I & II
PROPERTY OWNERS ASSOCIATION

P.O. Box 130191, Tyler, Texas 75713

Architectural Control – Bulletin #1
Solar Panels

The Texas Property Code, Sec. 202.010. REGULATION OF SOLAR ENERGY DEVICES, subsection 2(a) prohibits a property owners' association from including or enforcing a provision in a dedicatory instrument (By-Law or Restrictive Covenant) that prohibits or restricts a property owner from installing a solar energy device. Texas law does allow the property owners' association to regulate or deny a request if the provisions as noted in subsection 2(d) are not met. Texas Law also allows a property owners' association to deny a request if the Board or Architectural Review Committee determines, in writing, that placement of the device as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.

Given these limitations and powers granted by the State of Texas, The Woods I & II Property Owners Association Board of Directors has adopted the following guidelines for the Architectural Review Committee (ARC) to follow when reviewing a request for solar arrays/panels within the association.

1. A request to install a solar array or panel must be submitted to the ARC for approval prior to the installation.
2. A Solar Array or Panel:
 - a. Must be located on the rooftop of the residence.
 - b. Cannot extend higher than or beyond the roof line and must conform to the slope of the roof and has a top edge that is parallel to the roofline(s).
 - c. Cannot be mounted on common grounds (or other properties owned by the association) nor can it be facing the common ground if the properties share adjoining boundaries.
3. To keep the solar panel as unobtrusive as possible, the panels approved must blend as much as possible with the roof color. Therefore, only Monocrystalline cells with a black back sheet (or similar color to the existing roof). No polycrystalline cells with a blue hue or white back sheet that creates a grid of white lines around them may be used.
4. Critter guards or solar skirts may only be installed between and at the edges of the solar panels and must be black in color or similar color to the existing roof.
5. No steel mesh or other type of mesh, bird netting, spikes, wire, or any other type of barrier may be used on top or over the solar panels at any time.
6. All "conduit" piping must be painted to blend with the roof or painted black to blend with the solar panels.

Adopted By the Woods POA Board of Directors 1-19-2023

TEMPORARY WORKSPACE AGREEMENT

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SMITH §

That, The Woods Property Owners Association, Inc. a Texas nonprofit corporation, herein called Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, receipt and sufficiency of which is hereby confessed and acknowledged, does hereby grant, bargain, sell and convey unto **the City of Tyler, Texas**, whose address is 212 N. Bonner, Tyler, TX 75702, herein called Grantee, and its successors and assigns, a temporary right of way and easement for the purposes of laying, constructing, altering, repairing, replacing, changing the size of, and removing a sewer line, with all necessary and convenient valves, connections, fittings and appurtenances for the transportation of sewer and/or sanitary water and the temporary workspace shall be thirty (30) feet in width across the land described below, to wit:

Lot 12, N.C.B. 1539, City of Tyler, of the Corrected Final Plat Showing Oak Tree Village at the Woods Unit 1, recorded in Cabinet C. Slide 56C of the Plat Records of Smith County, Texas.

TO HAVE AND TO HOLD unto said **the City of Tyler, Texas**, its successors and assigns, together with the free right of ingress and egress to and from the same, such right of way to be for the purposes granted herein, in whole or in part, at the will of Grantee, for a one year term from the time of construction.

This Temporary Workspace Agreement is made subject to the following terms and conditions:

(1) It is understood and agreed that the temporary workspace will be parallel and adjacent to an existing sewer line on said property.

(2) Grantee, its successors and assigns, shall have the rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but limiting the same to, the free right of ingress and egress over and across said lands to and from said right of way and temporary workspace.

(3) That during construction of a new sewer line and/or revitalization of the existing sewer line, Grantee may utilize a strip of land thirty (30) feet in width all to revert to the preexisting right of way and easement strip for normal operations of the sewer line as stated in the Easement Agreement listed in item (1) above. The temporary workspace is shown on Exhibit A attached hereto for all purposes. Grantee will construct a fifteen (15) foot wide access road over the easement as shown on Exhibit "A". After completion of the construction and/or revitalization of the sewer line, the road surface material will be removed from the easement and the surface will be restored to as near its original condition as possible. As part of the construction and revitalization of the sewer line, the City agrees any portion of the creek will be restored to as near its original condition as possible.

(4) Grantor hereby binds himself, his heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

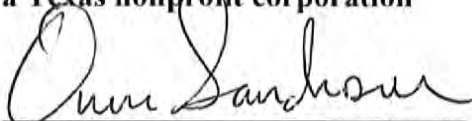
(5) The undersigned hereby acknowledges receipt of form ERW4-0 promulgated by the Texas Real Estate Commission for mandatory use by registered easement or right-of-way agents.

(6) This temporary workspace agreement as originally written covers all of the agreements and stipulations between the parties and no representations or statements verbal or written have been made, modifying, adding to, or changing the terms of said original Temporary Workspace Agreement.

This instrument and the covenants and agreements herein contained shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN TESTIMONY WHEREOF the Grantor herein has executed this conveyance this _____ day of Jan 20th, 202~~2~~³. 07

The Woods Property Owners Association, Inc.
a Texas nonprofit corporation



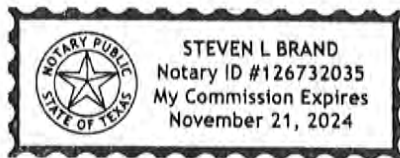
BY: Owen Sanderson
ITS: President

ACKNOWLEDGMENT

STATE OF TEXAS }

COUNTY OF SMITH }

07 This instrument was acknowledged before me this 20th day of January, 202~~2~~³, by Owen Sanderson as President of The Woods Property Owners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.


Notary Public and for the State of Texas

Woods Property Owners Association Inc.

Approved Budget

January 2023 through September 2023

	Total Budget									
	Jan. 1st - Sept .31st	January	February	March	April	May	June	July	August	September
Ordinary Income/Expense										
Income										
Dues and Assessments	\$79,200.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00
Discounts granted										
Transfer fees										
Interest income	\$21.00			\$7.00			\$7.00			\$7.00
Keys										
Total Income	\$79,221.00	\$8,800.00	\$8,800.00	\$8,807.00	\$8,800.00	\$8,800.00	\$8,807.00	\$8,800.00	\$8,800.00	\$8,807.00
Expense										
I DEPARTMENTS										
Architectural Control										
By-Laws & Covenants										
AC Legal Fees	\$1,200.00	\$300.00		\$300.00		\$300.00		\$300.00		
AC Office Supplies	\$50.00				\$50.00					
AC Miscellaneous Expense										
Total Architectural Control	\$1,250.00	\$300.00	\$0.00	\$300.00	\$50.00	\$300.00	\$0.00	\$300.00	\$0.00	\$0.00
Lake & Common Grounds										
Dredging										
Dredging Lake										
Dredging N Silt Pond										
Dredging W Silt Pond										
Dredging Mobilization Fees										
Dredging Clean Up(soil haul off, erosion rock, mulch)										
Total Dredging	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electric(Lake Pump/Fount)	\$5,850.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
Lake Fencing/Gate	\$7,500.00		\$7,500.00							
General Maintenance	\$1,400.00		\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
Lake Pump House Repair	\$600.00	\$600.00								
Landscaping										
Entry Beds	\$2,000.00			\$2,000.00						
Misc Planting	\$1,000.00			\$1,000.00						
West Silt Pond	\$3,000.00			\$3,000.00						
Total Landscaping	\$6,000.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lawn Care	\$20,565.00	\$2,285.00	\$2,285.00	\$2,285.00	\$2,285.00	\$2,285.00	\$2,285.00	\$2,285.00	\$2,285.00	\$2,285.00
LCG Office Supplies										
Pipe Repair										
Tree Removal	\$2,000.00				\$1,000.00	\$1,000.00				
Seawall										
Sprinkler System										
Water Acct Ending 6596	\$1,575.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
Sprinkler System Repair	\$1,225.00			\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
Total Sprinkler System	\$2,800.00	\$175.00	\$175.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00
Total Lake & Common Grounds	\$46,715.00	\$3,710.00	\$10,785.00	\$9,460.00	\$4,460.00	\$4,460.00	\$3,460.00	\$3,460.00	\$3,460.00	\$3,460.00
Recreational Pool										
Emergency Phone	\$639.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00
Furniture										
Fencing/Gate	\$700.00				\$700.00					
General Maintenance										
Maintenance	\$1,500.00			\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	
Pool House Bathrooms	\$150.00					\$150.00				
Total General Maintenance	\$1,650.00	\$0.00	\$0.00	\$250.00	\$250.00	\$400.00	\$250.00	\$250.00	\$250.00	\$0.00
Summer Caretaker										
Treatment	\$3,600.00	\$250.00	\$125.00	\$125.00	\$125.00	\$500.00	\$525.00	\$600.00	\$700.00	\$650.00
Water Acct Ending 6484	\$1,080.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
Total Recreational Pool	\$7,669.00	\$441.00	\$316.00	\$566.00	\$1,266.00	\$1,091.00	\$966.00	\$1,041.00	\$1,141.00	\$841.00

Recreational Tennis										
Basketball Hoop										
Court Repairs										
Fencing/Gate										
General Maintenance	\$1,000.00					\$1,000.00				
Lights	\$300.00	\$300.00								
Parking Repairs										
Total Recreational Tennis	\$1,300.00	\$0.00	\$300.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Social Activities										
Social Activity 1	\$250.00		\$250.00							
Social Activity 2	\$250.00					\$250.00				
Social Activity 3	\$250.00							\$250.00		
General Fund	\$225.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Best Lawn Awards	\$200.00		\$50.00		\$50.00		\$50.00		\$50.00	
Total Social Activities	\$1,175.00	\$25.00	\$75.00	\$275.00	\$75.00	\$275.00	\$75.00	\$275.00	\$75.00	\$25.00
Total Departments Expense	\$58,109.00	\$4,476.00	\$11,476.00	\$10,601.00	\$5,851.00	\$7,126.00	\$4,501.00	\$5,076.00	\$4,676.00	\$4,326.00
II OPERATIONS										
Annual Meeting	\$300.00								\$300.00	
Bank Service Charges	\$378.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00
Insurance Board Members	\$3,100.00							\$3,100.00		
Insurance Property	\$4,000.00							\$4,000.00		
Office Supplies Pres.										
Office Supplies Secretary	\$300.00		\$50.00			\$50.00				\$200.00
Office Supplies Treasurer										
Post Office Box	\$220.00									\$220.00
Postage and Delivery	\$600.00	\$100.00			\$100.00		\$100.00	\$200.00	\$100.00	
Printing & Reproduction	\$300.00							\$150.00	\$150.00	
Professional Fees										
Bookkeeping	\$4,950.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00
CPA										
General Legal	\$1,000.00				\$500.00			\$500.00		
Website	\$1,210.00	\$370.00		\$210.00		\$210.00		\$210.00	\$210.00	
Total Professional Fees	\$7,160.00	\$920.00	\$550.00	\$760.00	\$1,050.00	\$760.00	\$550.00	\$1,260.00	\$760.00	\$550.00
Property Taxes	\$275.00	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operations Expense	\$16,633.00	\$1,337.00	\$642.00	\$802.00	\$1,192.00	\$852.00	\$692.00	\$8,752.00	\$1,772.00	\$592.00
Total Expenses	\$74,742.00	\$5,813.00	\$12,118.00	\$11,403.00	\$7,043.00	\$7,978.00	\$5,193.00	\$13,828.00	\$6,448.00	\$4,918.00
Net Ordinary Income	\$4,479.00	\$2,987.00	-\$3,318.00	-\$2,596.00	\$1,757.00	\$822.00	\$3,614.00	-\$5,028.00	\$2,352.00	\$3,889.00
Net Income	\$4,479.00	\$2,987.00	-\$3,318.00	-\$2,596.00	\$1,757.00	\$822.00	\$3,614.00	-\$5,028.00	\$2,352.00	\$3,889.00
Savings Account Beginning Balance	\$22,471.19									
Reserve Account 7.5%	\$5,456.25	\$606.25	\$606.25	\$606.25	\$606.25	\$606.25	\$606.25	\$606.25	\$606.25	\$606.25
Dredging Savings	\$13,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Interest	\$21.00									
Savings Account Ending Balance	\$41,448.44									
Woods Property Owners Association Inc.										
2023 Cash Flow										
Checking Account Beginning Balance	\$18,370.19	\$18,370.19	\$19,250.94	\$13,826.69	\$9,117.44	\$8,768.19	\$7,483.94	\$8,984.69	\$1,850.44	\$2,096.19
Total Income	\$79,200.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,800.00
Total Expenses	\$74,742.00	\$5,813.00	\$12,118.00	\$11,403.00	\$7,043.00	\$7,978.00	\$5,193.00	\$13,828.00	\$6,448.00	\$4,918.00
Transfer to Savings	\$18,956.25	\$2,106.25	\$2,106.25	\$2,106.25	\$2,106.25	\$2,106.25	\$2,106.25	\$2,106.25	\$2,106.25	\$2,106.25
Checking Account Ending Balance	\$3,871.94	\$19,250.94	\$13,826.69	\$9,117.44	\$8,768.19	\$7,483.94	\$8,984.69	\$1,850.44	\$2,096.19	\$3,871.94

